Knight Frank



BALLS POND ROAD,

London N1



STYLISH HOUSE IN THE HEART OF ISLINGTON

A superbly presented house with stylish open-plan living, contemporary finishes and an impressive private garden.

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Local Authority: London Borough of Islington

Council Tax band: E

Furniture: Furnished

Deposit amount: £6,923.07

Available date: 08/01/2027

Asking Price: £5,000 per calendar month



STYLE, SPACE & LOCATION PERFECTLY COMBINED

The ground floor is centred around an impressive open-plan kitchen, dining and reception room, creating a wonderfully bright and sociable space with direct access onto the garden. The contemporary handleless kitchen is finished with Silestone worktops and features a range of integrated appliances, including an induction hob, oven, microwave, dishwasher and fridge/freezer.

Also on the ground floor is a generous double bedroom and modern family bathroom. Upstairs, the principal bedroom is well proportioned and benefits from fitted wardrobe space, alongside a separate contemporary shower room.

A particular highlight is the substantial private garden, providing an excellent space for outdoor dining and entertaining.

Further features include a private entrance, oak-effect flooring throughout the main living areas, gas central heating and contemporary finishes throughout.

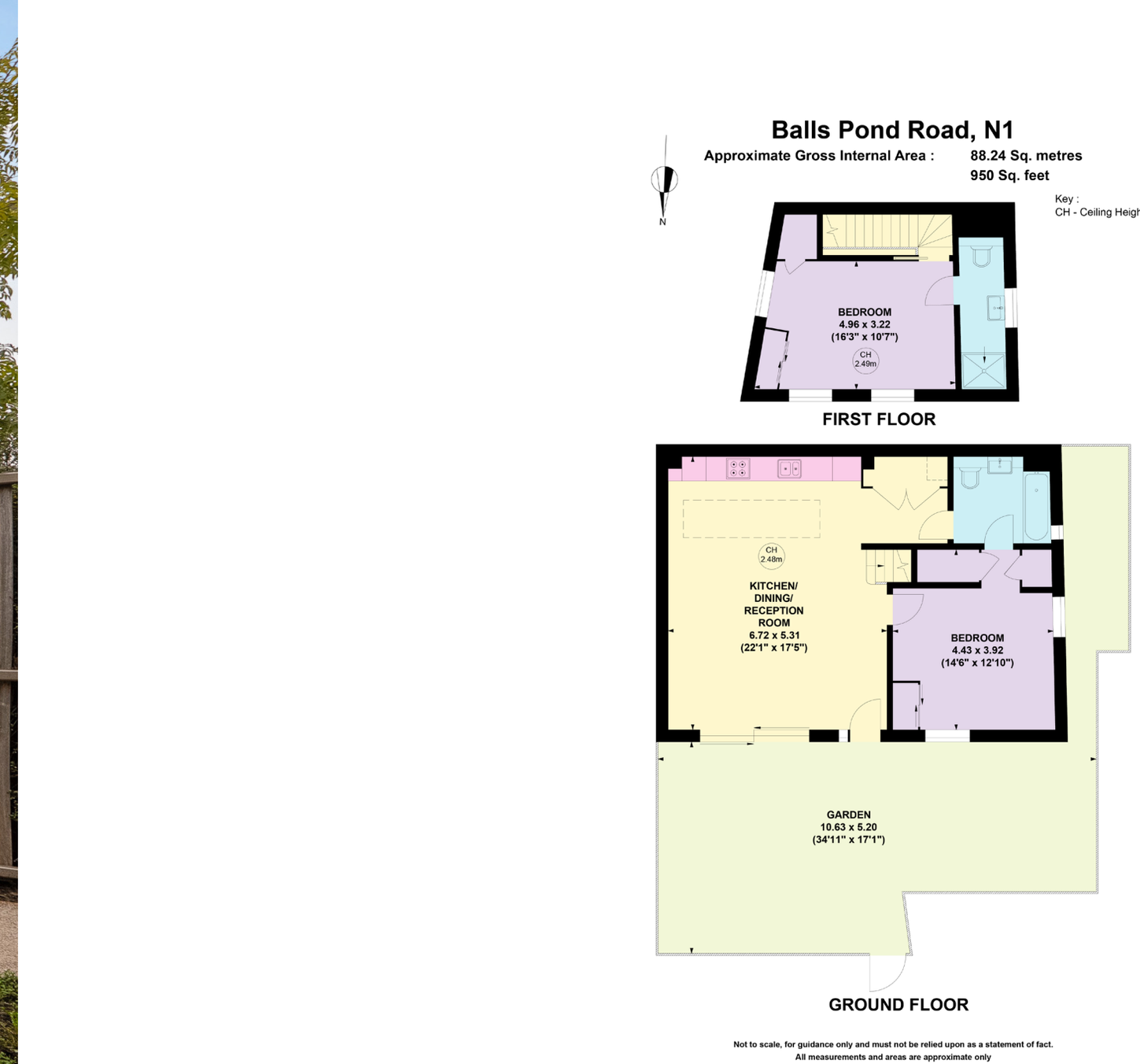









225



(Including Basement / Loft Room)
Approximate Gross Internal Area = 88.25 sq m/900 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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Your partners in property

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